

City Planning Commission
Minutes
Carnegie Town Hall, 235 West 10th Street
Wednesday, November 7, 2012 at 7:00 PM

ROLL CALL

Members Present:

Planning Commissioner Denny Pierson
Planning Commissioner Jessie Schmidt
Planning Commissioner Steve Gaspar
Planning Commissioner Darla Erb
Planning Commissioner Ken Dunlap

Members Absent:

Planning Commissioner Nick Sershen
Planning Commissioner Andi Anderson
Planning Commissioner Diane DeKoeyer
Planning Commissioner Meredith Larson

CONSENT AGENDA

1. APPROVAL OF OCTOBER 3, 2012 MINUTES OF REGULAR MEETING.

Approved 4-0, (Commissioner Darla Erb
abstained)

2. PLATS

Approved 4-0, (Commissioner Darla Erb
abstained)

3. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE REVISED ORDINANCES
OF THE CITY BY PERMITTING CLUBHOUSES
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb
abstained)

4. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, Amending THE 2008 REVISED
SUBDIVISION REGULATIONS OF THE CITY OF SIOUX FALLS
Recommendation Approval

MOVED TO FIRST ITEM ON REGULAR AGENDA

5. 2012-10-06: REZONE RC, Recreation Conservation District to the S,
Institutional District for allowed uses at 2201 W. 95th St.
Legal Description: Tract 1, Harrisburg Schools 2nd Addition, Lincoln County
(as shown by exhibit)
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb
abstained)

6. 2012-10-10: MAJOR AMENDMENT in the Sanford Sports Complex Planned
Development District to adjust subarea boundaries located at the northeast
corner of N. Westport Ave. and W. Benson Rd.
Legal Description: SE ... (Ex Tract 2 Halls Addition & Ex H-1 & Ex N. 925 of
the W. 942 Lying E. of Lot H1 & EX N. 450 E. 482 W. 1424 Lying E. of Lot
H1 & Sanford Sports Complex Addition & EX H1 SE1/4 SE1/4) 31-102-49 & Lots
4, 6, and 10, Block 1 & Lot 1, Block 2, Sanford Sports Complex Addition,
Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb

abstained)

7. 2012-10-01: CONDITIONAL USE PERMIT in the I-1, Light Industrial District to allow motor vehicle sales at 1213 E. Rice St.
Legal Description: Lots 13-15, Block 1, Mostrom s 1st Addition, Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb

abstained)

8. 2012-10-04: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a gas station and convenience store on a site greater than one acre at 1400 N. Minnesota Ave.
Legal Description: To be platted as a portion of Lots 1 & 2 (EX H-1), Arnold's 1st Addition and Lots 8-13, Block 18, Summit Addition, Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb

abstained), with the following conditions:

1. Provide screening between the Kum & Go and Single Family residence, along the north property line as indicated on the submitted site plan. Any alterations to the submitted screening plan will have to be approved by the Planning Department.
2. Access permit approved by Engineering.

9. 2012-10-05: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a gas station and convenience store on a site greater than one acre at 3001 N. Louise Ave.
Legal Description: Tract 2, Except Lot A and Lot H1 of Tract 2, Missouri Basin Municipal Power Agency Addition, Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb

abstained), with the following conditions:

1. Provide screening between the Kum & Go and Single Family residence, along the south property line as indicated on the submitted site plan. Any alterations to the submitted screening plan will have to be approved by the Planning Department.
2. Access permit approved by Engineering.

10. 2012-10-07: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicles sales in a commercial parking lot at 1901 S. Minnesota Ave.
Legal Description: E. 88 of Lots 1-3 & All of Lots 4 & 5, Block 16, University Addition, Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb

abstained), with the following conditions:

1. Replace trees previously required in the front yard setback along Minnesota Avenue.

11. 2012-10-09: CONDITIONAL USE PERMIT in the C-2, General Commercial District to construct a retail store on a site greater than one acre at 2214 W. 41st St.
Legal Description: Units A-D, Block 1, Hillstrom Addition, Minnehaha County

Exhibits

Recommendation Approval

Approved 4-0, (Commissioner Darla Erb abstained), with the following conditions:
1. Provide a minimum of a 4 high screen fence starting at the northeast corner of the property and running south, adjacent to the east property line for a minimum of 53 .

12. 2012-10-11: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct an indoor recreation facility at 209 W. Anchor Lane.
Legal Description: Lot 2, Block 2, Minnesota Crossing Addition, Lincoln County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb abstained), with the following conditions:
1. Provide 16, 6 high coniferous trees, evenly spaced along the rear property line;
2. Construct the dumpster enclosure out of similar building materials as the main building.

13. 2012-10-12: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to construct a bar, restaurant and banquet facility; with on-sale alcohol, parcel greater than one acre and a building containing more than 15,000 square feet of area.
Legal Description: Tract 7, (Ex Part Dayton's & Part Sears Parcels & Lots 1-3 & S. 50 of right-of-way & Ex Lot 4 in Tract 7 & Ex Sioux Empire 2nd Addition), Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb abstained)
14. 2012-10-13: CONDITIONAL USE PERMIT in the RS-2, Residential District to change the use of an existing building to a duplex at 826 W. 2nd St.
Legal Description: E. 8 of the W. 50 of Lot 7 and the E. 8 of the W. 50 of the N. 20 of Lot 8, Block 25, McClellan's Second Addition & E. 50 of the W. 100 of Lot 7 and the E. 50 of the W. 100 of the N. 20 of Lot 8 and E. 48 of the W. 100 of the S. 24 of Lot 8 and the E. 48 of the W. 100 of Lot 9, Block 25, McClellan's Second Addition, Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb abstained), with the following conditions:
1. Remove parking from street right-of-way and rebuild boulevard to Engineering Design Standards.

15. 2012-10-14: MINOR AMENDMENT to Subarea A, Orchard Heights Planned Development District to reduce required front yard setback from 30' to 28.5' for replat at 2805 S. Old Orchard Circle.
Legal: To be platted as Lot 4A, Billars Addition, Minnehaha County
Recommendation Approval

Approved 4-0, (Commissioner Darla Erb abstained)

CONSENT AGENDA APPROVAL

Approved 4-0, (Commissioner Darla Erb

abstained)

REGULAR AGENDA APPROVAL

4. AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, Amending THE 2008 REVISED SUBDIVISION REGULATIONS OF THE CITY OF SIOUX FALLS
Recommendation Approval

Approved 5-0

16. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD APPROVING THE PROJECT PLAN FOR TAX INCREMENT FINANCE DISTRICT #18
Recommendation Approval

Deferred by Petitioner to the December 5, 2012

Planning Commission Meeting

17. A RESOLUTION OF THE CITY OF SIOUX FALLS, SD, APPROVING THE PROJECT BOUNDARY FOR TAX INCREMENT FINANCE DISTRICT #18
Recommendation Approval

Approved 5-0

18. 2012-09-08: CONDITIONAL USE PERMIT to allow an off-premises sign within 600 feet of a school at 2400 W. Madison Street.
Legal Description: Lots 4, 5 & 6, Block 80, Merediths Addition, Minnehaha County
Recommendation Approval

Approved 5-0

19. 2012-10-02: CONDITONAL USE PERMIT in the C-2, General Commercial District to allow a kennel at 4060 S. Grange Drive.

Legal Description: Tract 5, Lot D, Park South Addition, Minnehaha County
Recommendation Deferral

Approved 5-0

20. 2012-10-08: CONDITIONAL USE PERMIT in the C-4, Planned Commercial District to allow storage buildings at 3006 E. 26th St.
Legal Description: Tract B, Cherry Creek Addition, Minnehaha County
Recommendation Deferral

Deferred to the December 5, 2012 Planning

Commission Meeting

ADJOURNMENT

Meeting adjourned at 8:00 p.m.